

Marshfield Zoning Board of Appeals
870 Moraine Street, Marshfield, MA 02050
TUESDAY, MARCH 14, 2023 at 6:30 P.M.

AGENDA FOR HYBRID MEETING

Pursuant to Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain COVID 19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G. L. c. 30A §18, the Town of Marshfield's Zoning Board of Appeals Meeting will be conducted both in-person and via remote participation.

The conferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the Board's website. This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the Town and Town Clerk's websites. In addition, Marshfield Community TV may provide coverage of these meetings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

Every effort will be made to ensure that members and the public can adequately access the proceedings to the best of our technical abilities; and, despite our best efforts, this meeting may be viewed as a video recording on Marshfield Community Television website (marshfielddtv.org) and a transcript or other comprehensive record of the meeting will be available as soon as possible after the meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

If participating remotely, you must have microphone or you will not be able to speak. You must have camera if you want to see video.

If dialing in on a phone, please use *6 to mute and unmute.

Topic: ZONING BOARD OF APPEALS

Time: Mar 14, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85956995651?pwd=K1lFMXFhVElldlRTdmx1a2FLMk1OZz09>

Meeting ID: 859 5699 5651

Passcode: 003703

One tap mobile +13052241968,,85956995651# US +13092053325,,85956995651# US

Dial by your location +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US Chicago)
+1 646 558 8656 US (New York) +1 646 931 3860 US +1 301 715 8592 US (Washington DC)
+1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 360 209 5623 US
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+1 669 900 9128 US (San Jose) +1 689 278 1000 US +1 719 359 4580 US +1 253 205 0468 US

Meeting ID: 859 5699 5651

Find your local number: <https://us02web.zoom.us/j/85956995651>

AGENDA

I. CALL TO ORDER / ROLL CALL

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. NEW HEARINGS:

- A. **#23-14: Town of Marshfield:** The Petitioner is seeking a Variance in accordance with §305-10.11 of the Marshfield Municipal Code for relief from §305-6.02, Table of Dimensional and Density Regulations, with regard to the side and rear setbacks and Site Plan approval in accordance with §305-12.02 to construct a 249 kWh AC photovoltaic system consisting of four (4) carports and 1,104 panels on the property located at **35 Proprietors Drive** which is further identified on the Assessors' Maps as being on parcel E09-01-17A/E09-01-128 and is located in the I-1 zoning district.
- B. **#23-15: Town of Marshfield:** In accordance with §305-10.09 of the Marshfield Municipal Code the Petitioner is seeking an Appeal of the Building Commissioner's determination that guardrails have been installed, the entrance for the Harbor Park parking area has been relocated and a new entrance created without obtaining Site Plan approval per §305-12.02 on the property located at **200 Joseph Driebeek Way** which is further identified on the Assessors' Maps as being on parcel M07-03-01 and is located in the Residential Waterfront (R-3) and Coastal Wetlands Districts.
- C. **#23-15A: Town of Marshfield:** The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code to install/replace guardrails and to move the current parking lot entrance to the middle of the lot to allow vehicles to enter and/or exit more safely on the property located at **200 Joseph Driebeek Way** which is further identified on the Assessors' Maps as being on parcel M07-03-01 and is located in the Residential Waterfront (R-3) and Coastal Wetlands Districts.
- D. **#23-16: Matthew J. and Lisa Quinn:** The Petitioners are seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 16' x 30'8" rear deck that will be less than 48" on the property located at **216 Foster Avenue** which is further identified on the Assessors' Maps as being on parcel L10-24-06 and is located in an R-3 zoning district.
- E. **#23-17: Jay Dembro:** The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to construct a 20' x 30' second floor addition and a 12' x 20' deck on the property located at **288 Old Main Street** which is further identified on the Assessors' Maps as being on parcel E18-03-03A and is located in an R-1 zoning district.
- F. **#23-18: John Richman:** The Petitioner is seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to re-establish a previously approved Accessory Apartment within the existing dwelling on the property located at **165 Plain Street** which is further identified on the Assessors' Maps as being on parcel F08-02-12A and is located in an R-2 zoning district.

IV. CONTINUED HEARINGS TO DATE CERTAIN (03-28-2023 6:30 P.M.):

- A. **#22-66: Peter Bethanis:** The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.07 and a Special Permit in accordance with §305-13.02.C.01 and §305-10.10 of the Marshfield Municipal Code to construct a 4' x 56' pier with a 36' long ramp and an 8' x 16'

float on the property located at **1184 Ferry Street** which is further identified on the Assessors' Maps as being on parcel I15-24-18 and is located in an R-3 zoning district. (Requested to continue to April 11, 2023)

V. CLOSED HEARINGS/UNDER ADVISEMENT:

VI. OTHER BUSINESS:

VII. NEW HEARINGS FOR MARCH 28, 2023:

#23-19: 165 Prospect Street LLC: The Petitioner is seeking Site Plan approval in accordance with §305-12.02 of the Marshfield Municipal Code for a seasonal ice cream shop on the property located at **173 Prospect Street** which is further identified on the Assessors' Maps as being on parcel E17-04-10 and is located in an R-1 zoning district.

#23-20: Rhett Behrje: The Petitioner is seeking a Special Permit in accordance with §305-10.12 of the Marshfield Municipal Code to raze the existing 22' x 32' attached garage and rebuild a 22' x 32 two (2) story structure on the same footprint on the property located at **73 Indian Road** which is further identified on the Assessors' Maps as being on parcel I15-01-03 and is located in an R-1 zoning district.

#23-21: Elizabeth Barrett, Trustee: The Petitioner is seeking a Variance in accordance with §305-10.11 for relief from §305-6.02, Table of Dimensional and Density Regulations, to facilitate the construction of a single family dwelling on the property located at **20 Dog Lane** which is further identified on the Assessors' Maps as being on parcel G16-02-06 and is located in an R-1 zoning district.

#23-22: Eugenia and Gregory Toppi: The Petitioners are seeking a Special Permit in accordance with §305-11.09 of the Marshfield Municipal Code to create an Accessory Apartment in the yet to be constructed rear addition on the property located at **15 Whitford Circle** which is further identified on the Assessors' Maps as being on parcel I05-02-15 and is located in an R-2 zoning district.

VIII. ADJOURNMENT